



ENGLISH HOMES

Designed by
THE ARCHITECTS'
SMALL HOUSE SERVICE BUREAU

NOTE

The plans for the homes shown in these pages are furnished through the organization whose name appears on the front cover of this book. They were prepared by the Regional Bureaus of the Architects' Small House Service Bureau, Inc., an organization made up of the representative practicing architects from leading architectural offices throughout the United States. This bureau is endorsed by the American Institute of Architects, and by the Department of Commerce, United States Government. This is practically a non-profit making public service, and has as its purpose the furnishing of a very complete and dependable small house plan service at modest cost. For information regarding the blue prints and specifications phone, write or call at the office of the organization whose name appears on the cover of this book.

The designs shown on the following pages are copyrighted and may not be reproduced without the written consent of The Architects' Small House Service Bureau, Inc.

Copyright 1930

The Architects' Small House Service Bureau, Inc.

The Spirit of Old England in Your Home of Today

THE home builder who, moved by the quaint quality of the English and Norman French cottages, their unobtrusiveness, their quiet manner, chooses either of these forms of architecture for his house, will find in the following pages many a worthy suggestion for his home.

It is not possible to draw in the narrow limits of a booklet of this size more than a suggestion of the styles that are called English or Norman French, for the existing records of English and Norman French home building antedate our own Colonial buildings by many a century.

The English and Norman French houses are not complete as such excepting as all of their parts are in harmony. The half timbered walls, the stuccoed surfaces, the low sweep of roofs, close clipped cornices, tell the story for the exterior. But to reproduce the whole delightful effect the interior must also be in this style and the woodwork that realistically brings forth those qualities is an absolute essential.

The little houses that appear so charming, growing as they do from a hillside, appearing to be a part of the landscape, low lying, unobtrusive, have somehow caught the spirit of the home. There is nothing institutional about them, nothing finished, polished, sophisticated. The early English and Norman French builders did not hesitate to show what their houses were made of and to make the most of that showing. That is where craftsmanship came in.

The houses were very simple, often of only one or two rooms, but as the family grew additional rooms were added. Later generations added other wings, each one having its separate roof, each one adding certain qualities of picturesqueness that came from the rambling character of the plan. That picturesqueness we try to capture in our modern buildings, not by a disorderly association of wings and projections, but by studied composition; by an orderliness which is made to come out of irregular forms of building that are not symmetrical.

The principal idea that one who plans to build an English house must grasp is that this picturesque quality is not an accidental thing. In this apparent disorder that we call English and Norman French architecture there is the utmost of real order, requiring the greatest skill to materialize faithfully. One does not get an English or Norman French house by the simple process of nailing boards over stucco planes, or by making steeply pitched roofs, or by exposing heavy wooden posts and beams. The disorder is not vague. It is not capricious. The picturesque quality is gained by accentuating the construction which is evolved from definite requirements of the plan.

There are many elements that give character to the old English and Norman French cottages which we cannot reproduce. We can only try to reproduce the essential quality, the simplicity, the intimate character, the almost intangible factors that make these cottages most home-like.

For the exterior we can try to catch something of the quality by bringing roofs down low, by keeping the floor near the ground and avoiding the error of high foundations, by avoiding wide expanses of unbroken window glass, by using close clipped cornices, bay windows, substantial wooden beams, a variety of materials.



Design No. 6-A-64

Informal and Picturesque

GENERALLY speaking, the distinguishing characteristics of English architecture are informality and picturesqueness. The plan is irregular; the rooms are not symmetrically arranged; the windows and doors locate themselves largely where they happen to be convenient. The exterior is also irregular with steep roofs, sharp gables, large chimneys, and varying combinations of materials like wood, stone, brick or stucco.

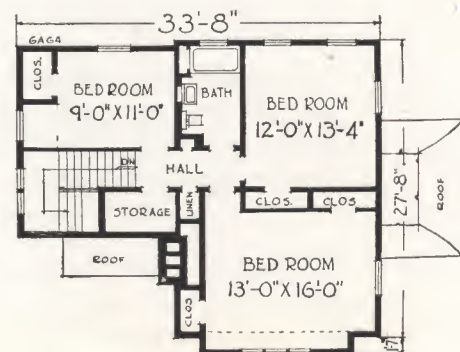
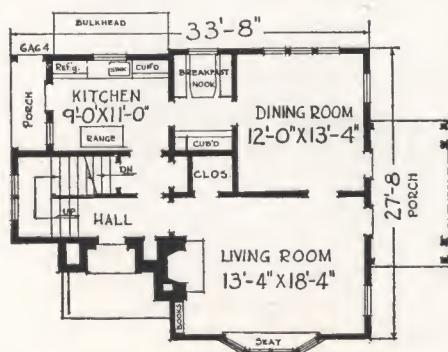
The house illustrated here, 6-A-64, for instance, has comparatively few features of design. The effect depends chiefly upon the massing of the overhanging gable, the chimney, the bay window, the doorway, and there is only enough variety in the use of materials to enhance these few main features.

Yet the plan of the house, the convenient arrangement of rooms, has not been sacrificed to gain the Old World charm of the exterior.

CONSTRUCTION: Wood frame, exterior finish stucco, half timber in gable, native stone trim, shingle roof. In building great care should be taken that the drawings are followed accurately, for a change in dimension or a variation in the use of materials may produce an unexpectedly unfortunate result. Next to the careful following of the design, no detail can make or mar this kind of a house so much as the color and the texture of the materials. The stucco should be fairly rough, but not too rough, and rich and warm in color—above all not too light. The wood of the gable should be rough sawed and stained. Its color should be like the stucco, warm and rich in tone, and above all not too dark.

FACING: Designed to face south or west.

SIZE OF LOT: Approximately 60 feet.





Design No. 6-D-503

A Typical English Dwelling

ATYPICAL English dwelling with the following exterior features: Half timber in gable over entrance; wrought iron balcony above door; door of matched planks with ornamental wrought iron hinges; wall screening porch at right pierced by wooden grille; combination of stucco and shingles on walls; small second floor balcony at rear; ornamental brick chimneys; steeply pitched roof.

Features of the interior are: Living room two steps below level of remainder of first floor; beamed ceiling; fireplace wall sheathed in wide pine boards; built-in bookcase and door to porch flanking fire place; coat closet opening from living room; first floor lavatory on stair landing; open stairway with wrought iron balustrade occupying one end of living room; wide plaster arch between living and dining rooms; built-in china cabinet of distinctive design in dining

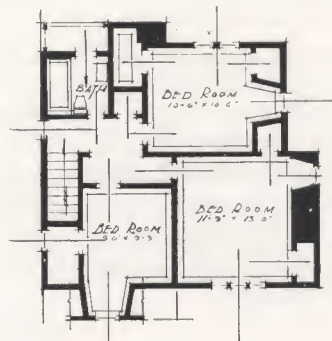
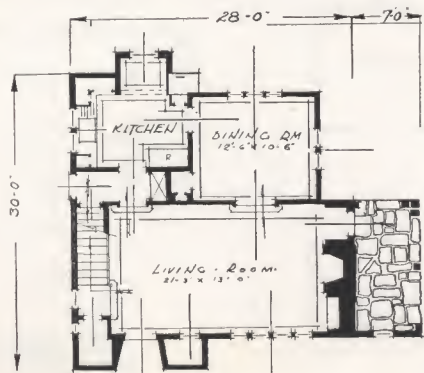
room; breakfast nook in kitchen; three bedrooms, seven closets, and bathroom with tile floor and wainscot on second floor; disappearing stairway in hall ceiling provides access to attic.

The English character of this house, the interesting combination of materials, and the wealth of carefully studied detail contribute to its outstanding appearance. The open porch at the right is screened from the front by a wall which, in addition to giving the porch privacy, increases the apparent breadth of the house.

CONSTRUCTION: Wood frame, exterior finish shingles on side and rear walls, combination shingles, stucco, and half timber on front, shingle roof.

FACING: Designed to face south or west.

SIZE OF LOT: Approximately 45 feet.





Design No. 6-F-20

A Brick and Half Timber House of Real Character

FROM its terra cotta chimney pots to the wrought iron hinges on the door this design has the charm of Old England, yet in compactness and efficiency of arrangement it meets the requirements of modern America.

The house combines brick, stucco, and half timber, with a shingle roof laid in picturesque broken lines. The rough sawed edges of the siding above the open veranda is equally effective.

Through the front door we enter a square hall, with a convenient coat closet at one side and a winding stairway beyond. The large living room has casement windows on three sides and an attractive fireplace at one end, brick faced and with a beautifully designed wood mantel. French doors in both living and dining rooms open onto the veranda which runs along one side of the house.

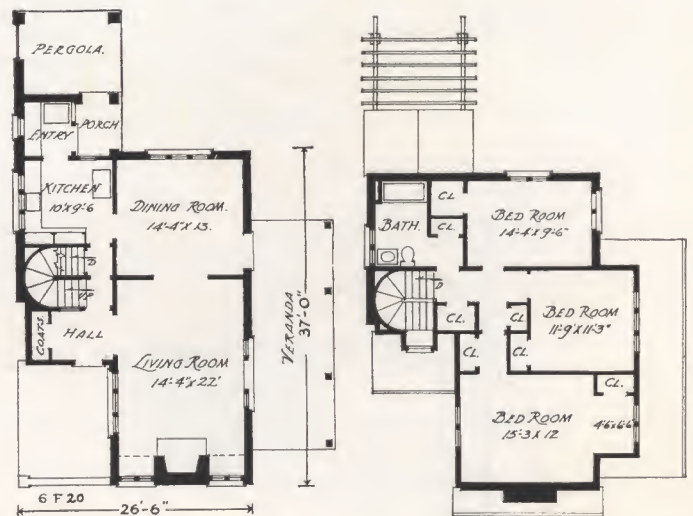
The kitchen has extensive cupboard and drawer space, and the sink, with drainboards on either side is located beneath a group of casement windows. Another window opening on a small rear porch gives cross ventilation. The refrigerator is located in the back entry, and here, too, are shelves.

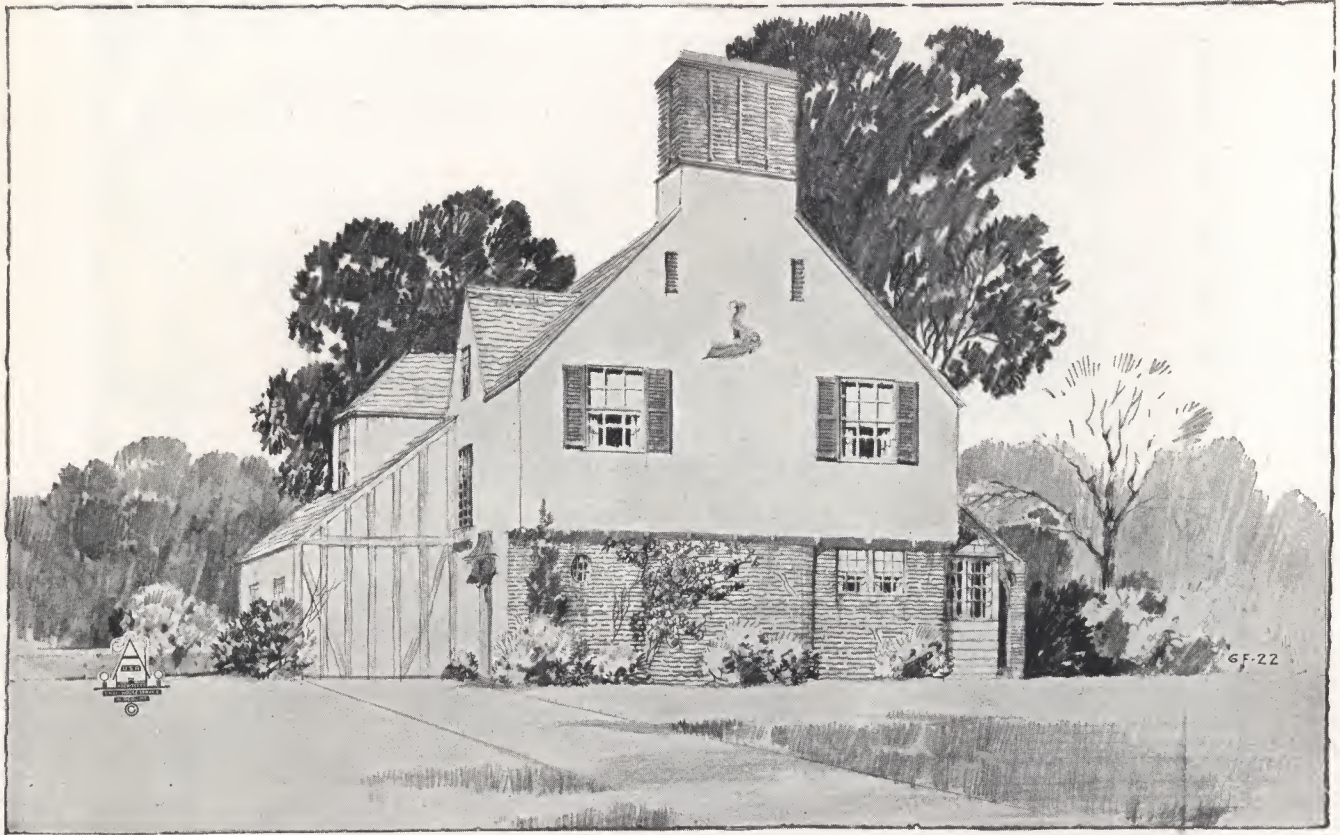
On such engaging features as the pergola, the little wooden service gate, and the delightful sweep of the wall at the front, there is not room to enlarge, but each adds its touch to the general composition.

CONSTRUCTION: Brick and stucco on wood frame, shingle roof, casement windows.

FACING: Designed to face south, west or north. Reversed drawings may be secured for an east exposure.

LOT SIZE: Approximately 45 to 50 feet.





Design No. 6-F-22

A Modern Adaptation—Garage Attached

THIS house is modern in many ways, particularly as to its equipment and arrangement. It makes use of fine forms, which architects have learned through hundreds of years of home building—beautifully modeled walls and roof and a charming play and variety of materials. The use of planking on the garage doors brings this difficult element into complete balance with the house. Not often do we find this.

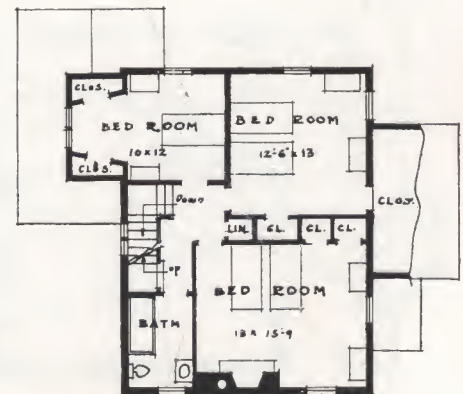
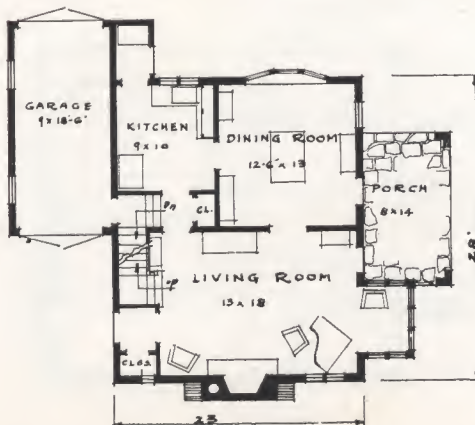
The plan speaks for itself. In the beautiful living

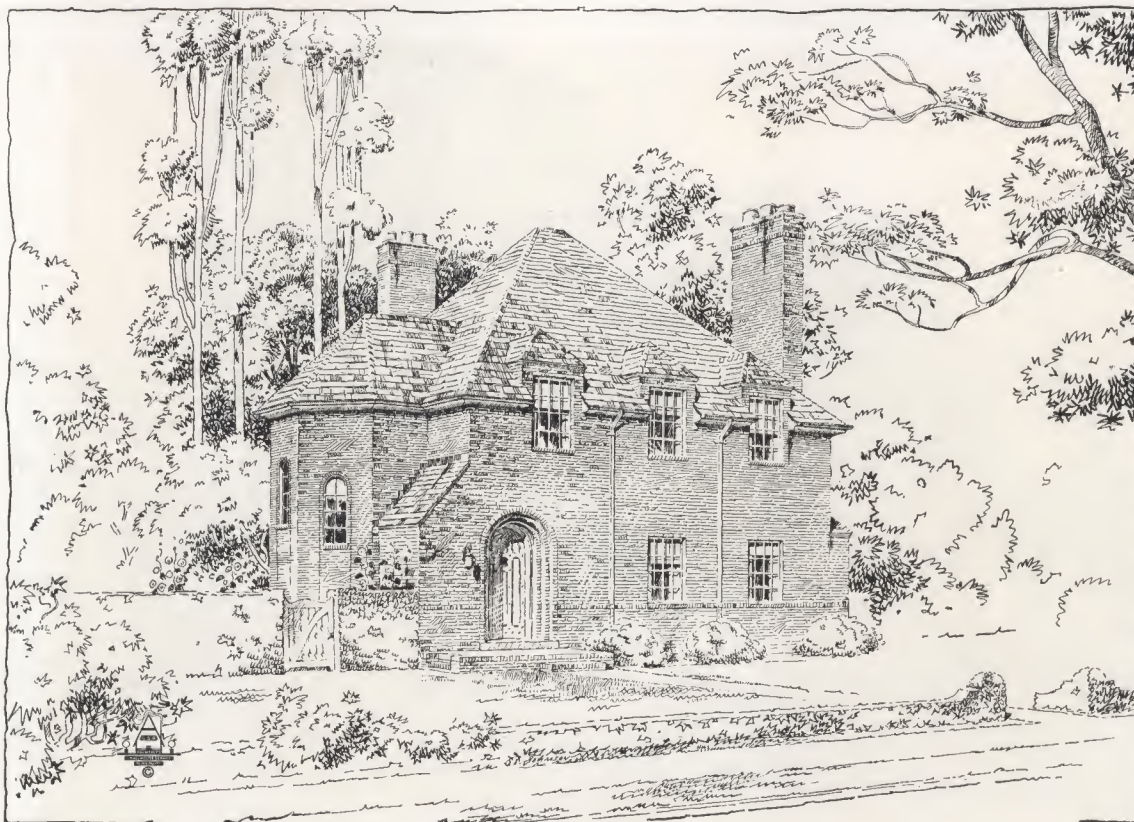
room is a fireplace, a charming alcove completely enclosed in glass, access to a covered porch paved with flagstones. These details make this room handsome in itself.

CONSTRUCTION: Wood frame, brick veneer about living room, elsewhere stucco on metal or wire lath.

FACING: West or north.

SIZE OF LOT: Approximately 50 feet. A wider lot would be better.





Design No. 6-B-14

Interesting Six Room Brick Home

CLASSIFIED as to size, this house design would unquestionably qualify as "a large small house," for though it contains only six rooms, it will make an impressive appearance in any neighborhood and among homes of greater size. English in spirit, it is substantial in construction and handsome in design.

In addition to six regular rooms, the house contains a large, pleasant recreation room in the basement. This has the added attraction of a fireplace. The house is indeed exceptionally well supplied with fireplaces, for there is also one in the living room and still a third in the front bedroom.

This plan has several features seldom found in a house of this size which add immeasurably to both the charm of the exterior and the attraction of the interior. Most noticeable, perhaps, is the

octagonal stair tower at the side, with its narrow, arched windows.

The living room is ample in size, well lighted by windows, with built in bookshelves and a fireplace of distinctive design.

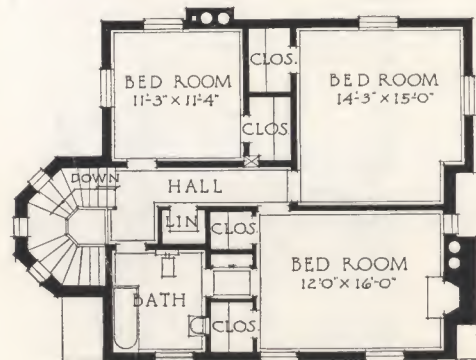
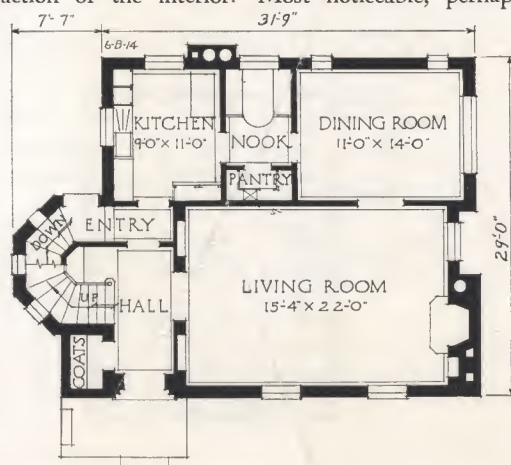
Between dining room and kitchen is a convenient breakfast nook and also a small pantry.

Upstairs are three bedrooms with commodious closets, also attractive bath, an unusually large linen closet and a small dressing room located between the front bedroom and the bath. This portion is, in effect, a regular suite.

CONSTRUCTION: Walls, solid brick; roof, shingle tile, window sash of metal or wood.

FACING: Designed to face south or west. Reversed drawings may be secured for other exposures.

SIZE OF LOT: Approximately 50 feet.





Design No. 6-B-31

Informal English

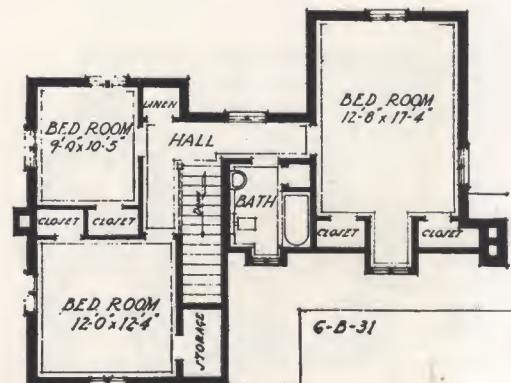
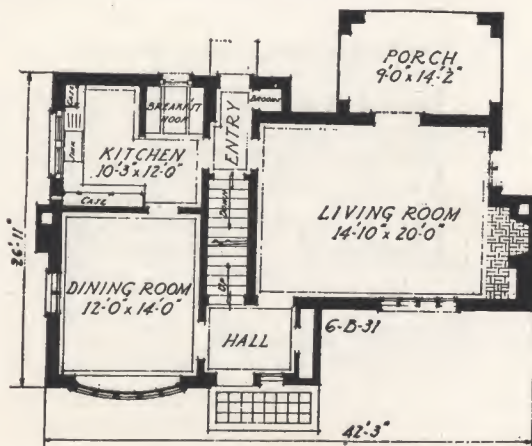
AMONG other qualities possessed by English houses is that of informality, and perhaps this is its most striking characteristic. This is particularly true of the English small home. It possesses a certain modesty, a lack of forwardness, which, however it may have come about, distinguishes it greatly. In these houses the architectural composition, which is the name the architect gives for the arrangement of all the parts, often has a balance not gained by the simple formula of having windows and walls of equal number and expanse on each side of a central doorway. One of the ways by which this quality comes about is in the use of the L-shaped plan. This is definitely an English characteristic, and, more important, it has certain virtues which are remarkable.

Design 6-B-31 illustrates how much may be done with a plan of this sort. Even the most casual study of this design makes evident the fact that emphasis is laid on the living room. It will be seen that with this room occupying one entire wing of the house, a remarkable area of useful space is gained.

CONSTRUCTION: Solid brick walls, with stucco between half timber work and in dormers, roof of slate. Casement windows may be frame or metal.

FACING: West or north, may be reversed for other facings or to take the best advantage of site.

LOT SIZE: Approximately 60 feet.





Design No. 6-F-11

After the Manner of the English Cottage

FEATURES of the exterior are: Sheltered porch with flagstone paving, semi-enclosed by screen of balusters, massive chimney, bay window, casement windows; walls combination brick and stucco, gabled and shingled; outside entrance to basement through bulkhead.

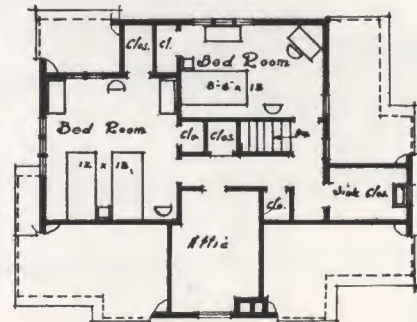
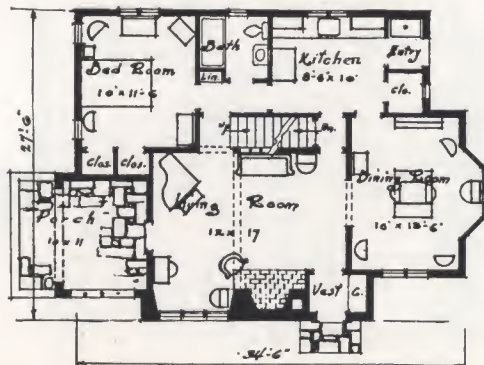
Features of the interior: Vestibule with coat closet; fireplace and window seat in living room—batten doors to vestibule and kitchen; open stairway at one side of living room, plaster arch between living room and dining room; bay window in dining room; down stairs bedroom with two closets, bath, linen closet with six shelves; storage

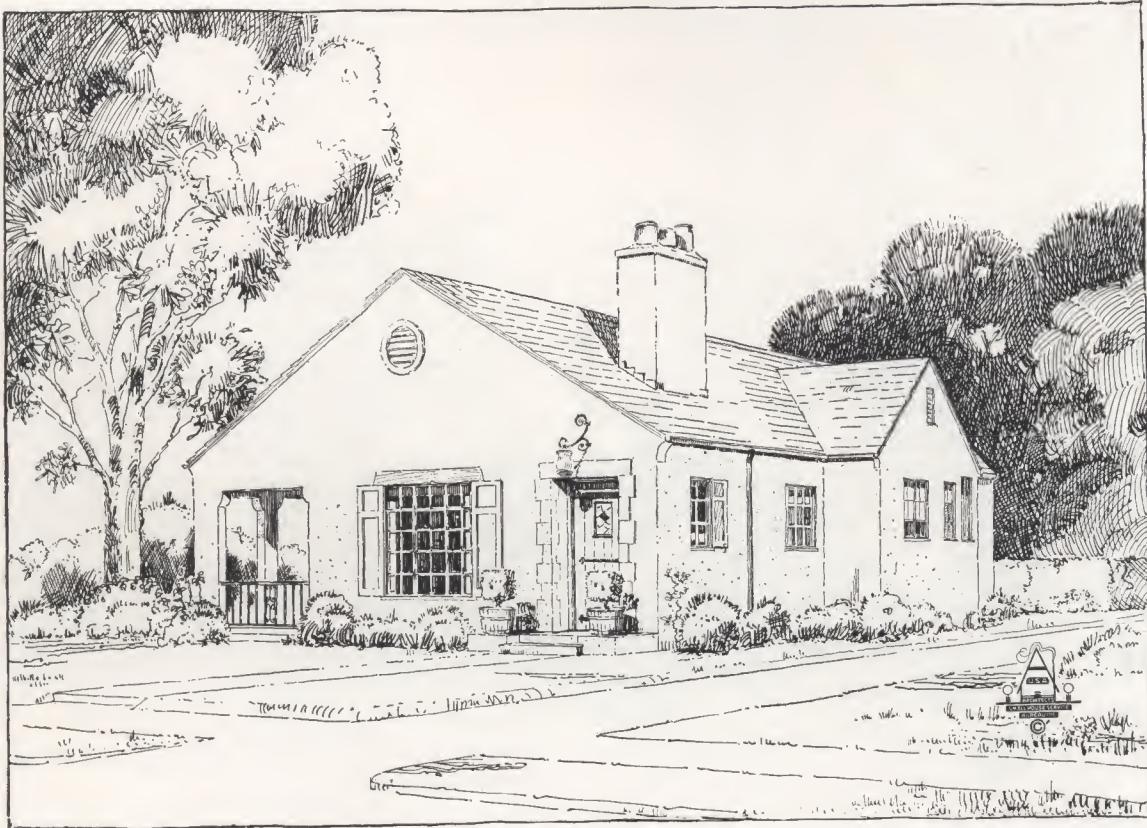
closet in kitchen with six shelves; two bedrooms on second floor, five closets and attic space, sink closet site for future bath.

CONSTRUCTION: Frame with stucco finish, brick veneer in front gable midway up first story, shingle or slate roof.

FACING: Designed to face south or east. May be reversed for other facings or to take advantage of peculiarities of site.

LOT SIZE: Approximately 50 feet.





Design No. 5-D-1

An Inexpensive Home of Architectural Distinction

THIS design has a fine plan, an interesting exterior; a plan with the wanted things and an exterior for which present day home builders have shown a strong preference.

There is a beautiful living room with fine lighting, good wall spaces, and handsome fireplace. Opening off this room is the porch in an arrangement that make both doubly useful.

The arrangements for dining are interesting. As will be seen, there is a dining room proper and also a breakfast nook which here is set into a little recess of its own off the kitchen.

At the rear of the house the bedrooms and bath are connected with a hallway and are in a sense detached from the rest of the house.

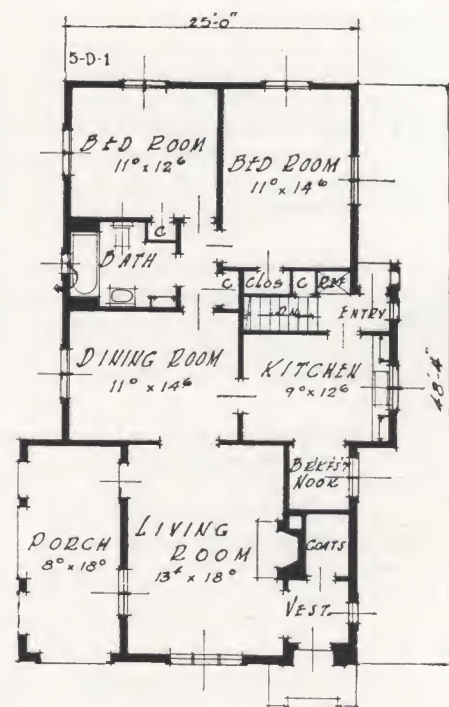
This plan is recognized by architects as a well established arrangement. As a bungalow type, for which there has always been a great demand, it works. It is a decided improvement, having architectural order and beauty that make it distinctive.

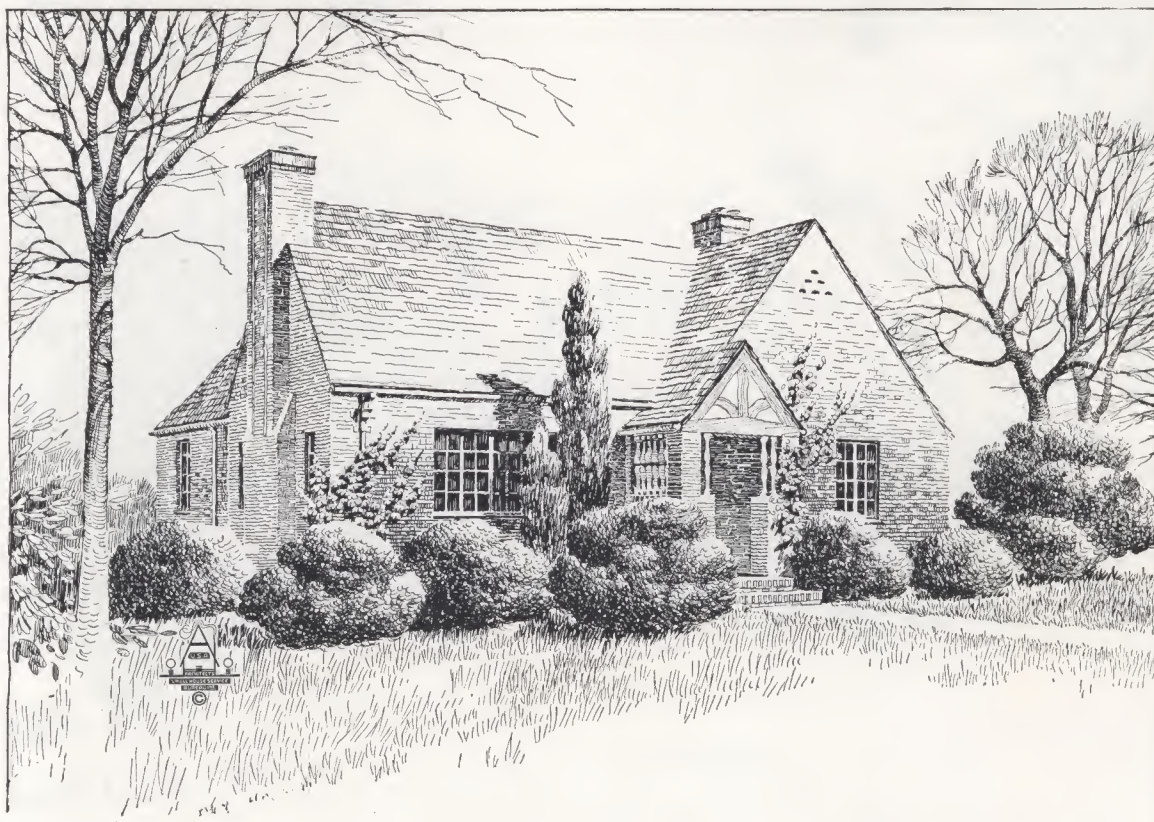
The exterior speaks for itself. The great window in the front lights the living room. The wooden lintel above this window and the ornament of shutters, lend a delightful domestic quality. The doorway and porch balance each other. The doorway of heavy planks with iron hinges, lighted by a pleasantly formed wrought iron lamp, is inviting.

CONSTRUCTION: Wood frame, exterior finish stucco. Slate roof. Window sash of metal or wood.

FACING: Designed for east or north facing. Under certain conditions it may face south but should be reversed for west facing.

SIZE OF LOT: Approximately 40 feet. If the driveway is at the side, a wider frontage will be necessary.





Design No. 6-B-18

Correctly Designed, Well Arranged English Cottage

WHAT makes a good bungalow? There are three most important principles as to the plan. The first one is to separate the living quarters from the bedrooms and bath. The second is to arrange proper access from the living quarters to the other part of the house. The wrong way to do it would be to go from the living room directly into a bedroom for example. The third principle is to keep down costs. This means, among other things, to keep the building from spreading all over the lot—economical planning. The principles of sound construction and fine appearances are always in the front rank.

This English plan, worked out by a group of architects, is a straightforward solution of the problem. Built as the drawings call for, without changes, it will not only be a most convenient house to live in, but it will be worth what it costs and will command a better market price than houses of approximately similar nature not so well worked out.

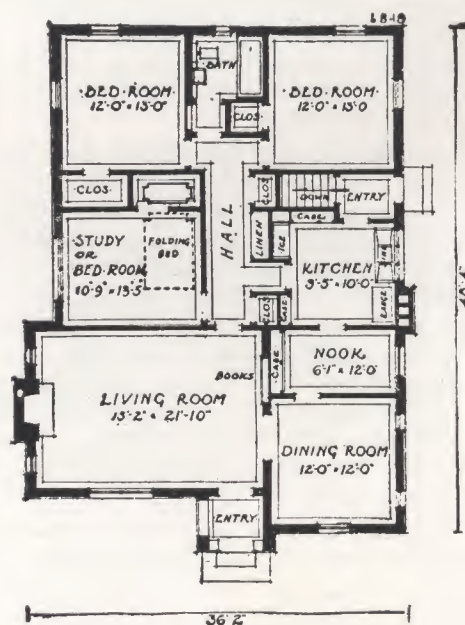
Numerous details of extra accommodations are provided—a bookcase, for example, built into the wall itself at the end of the living room; a generous linen closet in the hallway with four movable shelves and six drawers. The kitchen is a complete one with proper space for everything—sink under the window, space for the range nearby, a completely equipped case on the stairway wall, and a special niche for the refrigerator which is to sit on a platform raised considerably above the floor. Little things like this abound.

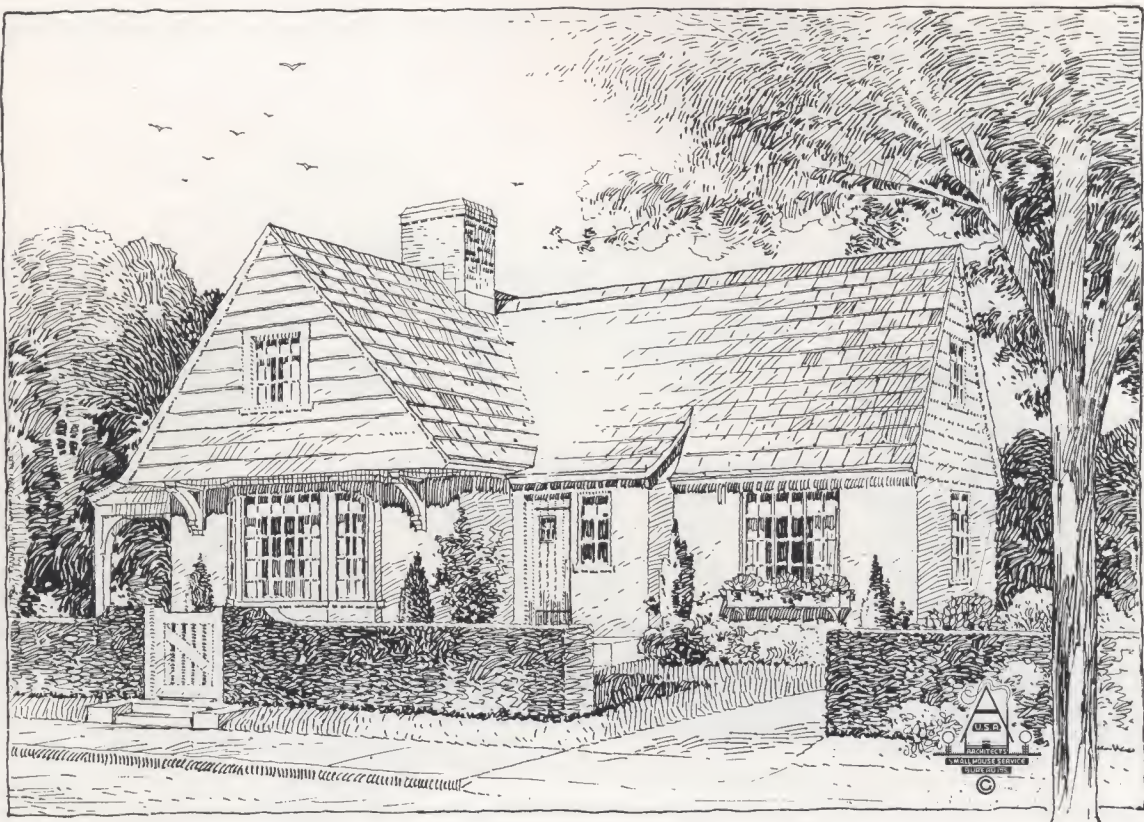
The exterior is beautifully designed, though with a simplicity that will result in reasonable building costs. Casements are specified. The architects have so designed the building that it sets close to the ground, unobtrusively, as it should.

CONSTRUCTION: Solid brick exterior walls, which should be furred where winters are rigorous. Roof of shingles.

FACING: Designed for east or south facing. May be reversed.

LOT SIZE: A 50-foot lot will be required.





Design No. 5-G-2

Of English Influence—Yet Modern in Conveniences

HERE is a house with a plan which for many people is modern in the most exact and fundamental manner, yet decidedly of English influence.

The down stairs bedroom, set apart on one side of the house, is not only a beautiful room in itself, but supplies a convenience which in many cases is an absolute necessity.

The central stair hall gives access from the front door to all quarters of the house—kitchen, living room, down stairs toilet, inside stair to basement, bedroom, and stairway to second floor. That is good planning.

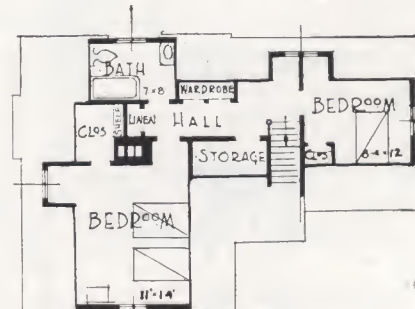
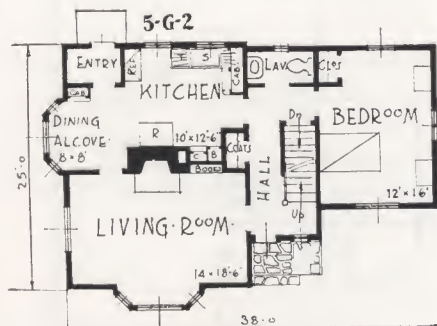
The dining alcove, instead of being a pinched affair of benches on which one has to crowd to find his place, is large enough to include a table of respectable size, around which chairs may be grouped intimately.

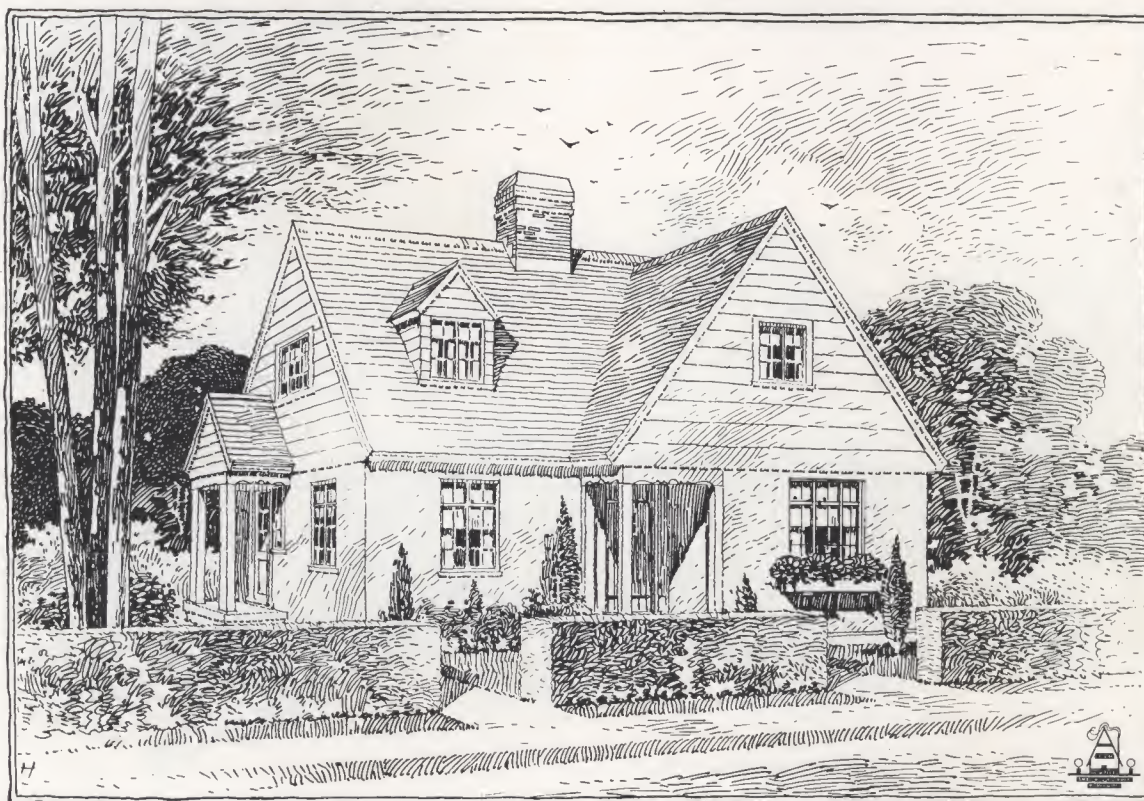
The exterior, a charming cottage type with finely modeled walls, roof and openings, carries its own recommendation.

CONSTRUCTION: Wood frame, exterior finish stucco, rough siding in the gable ends, roof of shingles.

FACING: Designed for east or south facing.

LOT SIZE: Approximately 50 feet without the porch, 60 feet with the porch.





Design No. 5-G-3

Beautifully Designed English Cottage

AN ENGLISH cottage! What a picture the words call to mind. A little house nestling down behind well kept hedges and a garden at the rear. The designers of this house, No. 5-G-3, have succeeded admirably in achieving a gracious formality both within and without, a combination difficult enough even in a large house. The lower half of the house is of stucco which, combined with the rough siding of random widths in the gables of the second story, makes an interesting contrast in materials.

The first floor plan shows a long living room, one end of which is intended to be used as a dining room. French doors open to the terrace which overlooks the garden. The terrace may have a gay awning to cover it in the summer time and be left open in the winter so that, at that season, the living room will not be darkened by a roof. Or, the terrace may be roofed. The drawings show rough hewn posts and brackets in keeping with the style of architecture.

The kitchen has been planned, with the co-operation of American Home Makers, Inc., for the saving of steps and convenience of arrangement. The lavatory might be enlarged and a tub added if a down-stairs bathroom is desired. The den or bedroom may be used for a dining room.

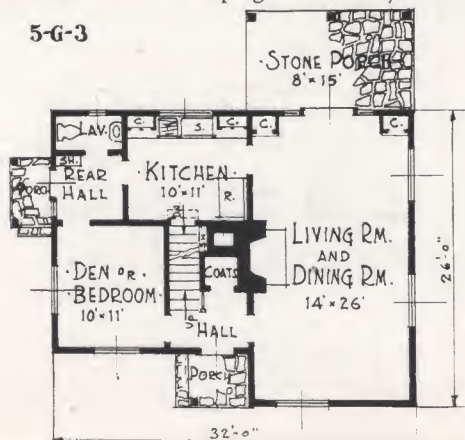
Upstairs we find one large bedroom with windows on three sides and a smaller one, though of ample size. The irregular rooms give an opportunity for interesting arrangements of furniture and for decorating.

CONSTRUCTION: Wood frame, exterior finish stucco and rough siding. Roof of shingles. Terrace paved with flag stones.

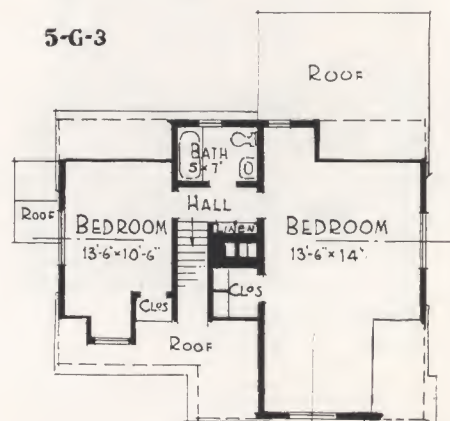
FACING: West or north. Should be reversed for other facings.

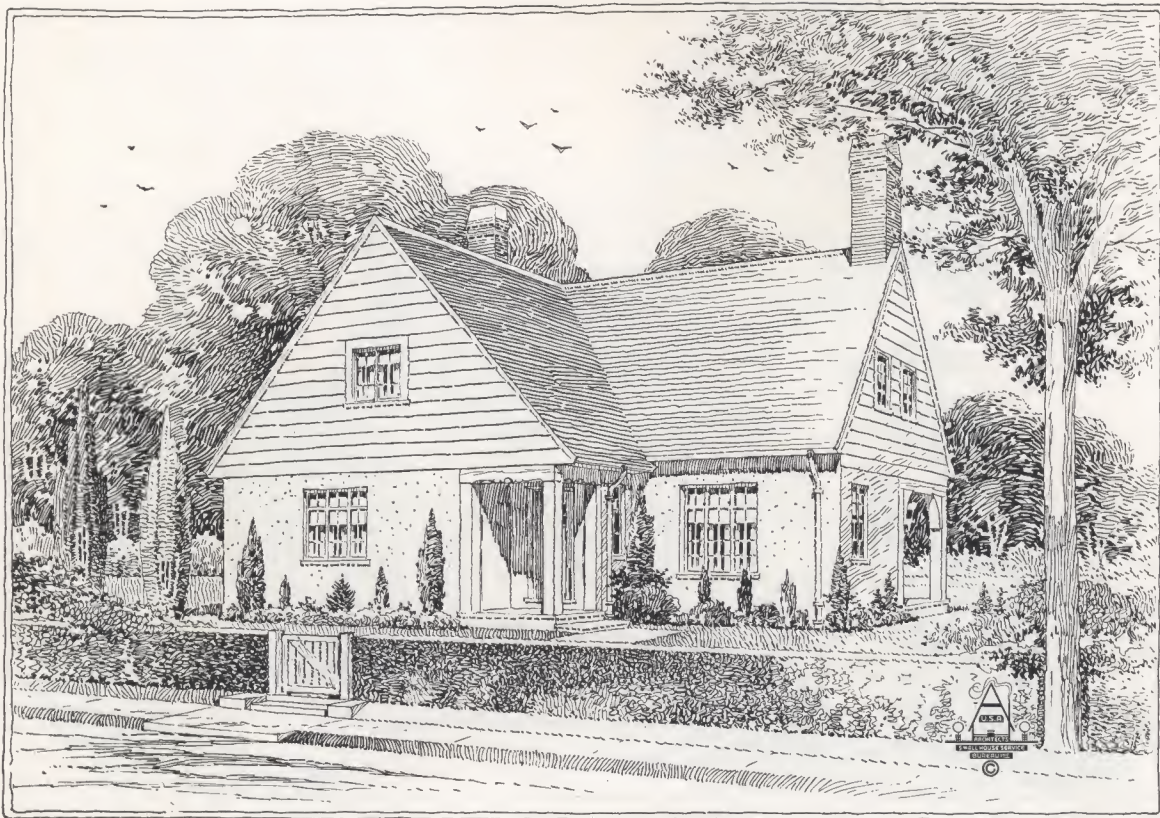
LOT SIZE: A 50 foot lot will suffice.

5-G-3



5-G-3





Design No. 6-G-8

An Inexpensive English Dwelling

"WE SHOULD like a house in the English style, if such houses were not so expensive to build." This and similar remarks, many times repeated, showed the need of designing a house which should have the essentials of the English style without the multiplications of gables and dormers and the variety of materials which add considerably to the cost and are, after all, more characteristic of large English houses than of small ones.

The house here illustrated, 6-G-8, has the simple directness, fine proportions and simplicity of details typical of the English cottage. The two gables, the tall chimneys, the casements and the combination of stucco and rough siding all add interest and variety to the exterior. Yet there is no suggestion of overloading.

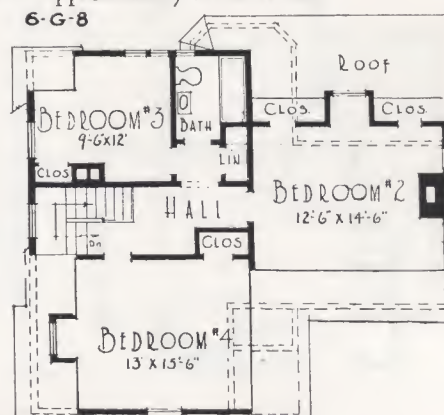
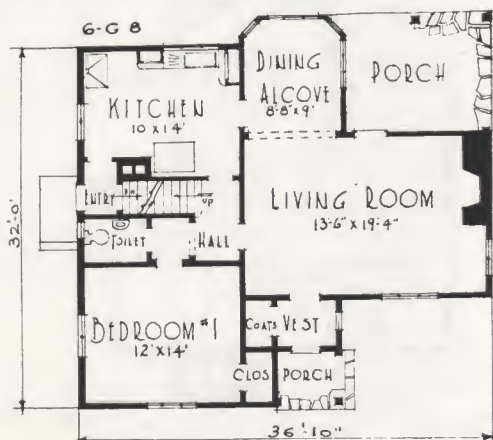
The plan permits great flexibility of use. If the family is a small one the up-stairs rooms need not be finished when the house is built, but may be left until more space is needed, or the purse permits.

The working arrangements of the kitchen have been planned with the co-operation and approval of American Homemakers, Inc. The height of the sink and the amount of walking necessary have been carefully considered.

CONSTRUCTION: Wood frame, exterior finish stucco below with siding of random widths in the gables.

FACING: West or north. May be reversed for both facings.

LOT SIZE: Approximately 50 to 60 feet.





Design No. 6-K-25

A House With Seven Gables

THERE is something about the combination of front door and fireplace that home builders cannot resist, and it does not make much difference why. Perhaps it is because they also combine the ideas of shelter and comfort. Perhaps it is because the combination seems to lend a certain romance to a house. Whatever the reason, it is a favorite one with modern builders as it has been for ages past. Here is an excellent example, an unusual one because the fireplace does not interfere with passage to the front door, as it usually does.

The living room has views to both front and rear, as well as the side. The dining room is certainly in the best position to make the

most of the garden. Both these rooms have access to an open porch, thus extending the usefulness of the house.

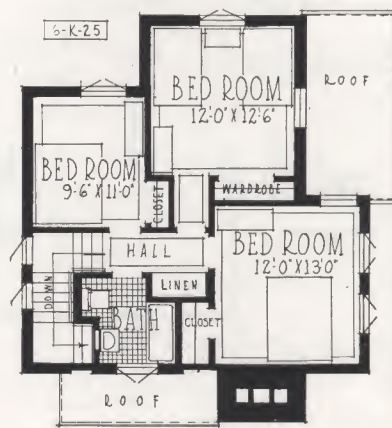
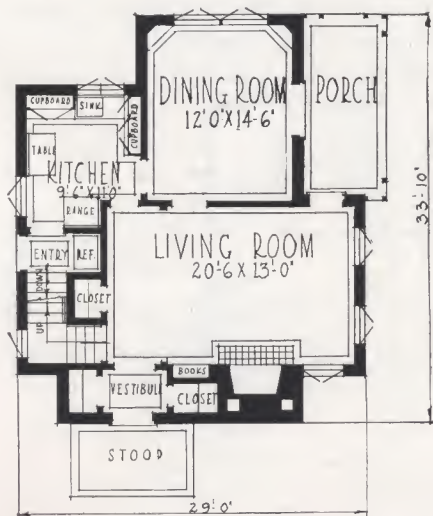
The wall from front door to kitchen that generally encloses the stair is to be covered with wide pine boards with a door to the coat closet that, being part of the paneling, will be somewhat concealed as a door.

In the second story we have three bedrooms, each with adequate closet space.

CONSTRUCTION: Walls of concrete masonry, exterior finish stucco, roof of cement, tile, first floor slab or reinforced concrete.

FACING: Designed to face west or north.

SIZE OF LOT: Approximately 40 feet.





Design No. 6-F-19

An English House of Striking Individuality

THE working out of a design of a six room house for a narrow lot requires real ingenuity. Of course, the exterior must be beautiful. No one wants to build a homely house. And yet what chance has the average narrow house to be beautiful? The restricted width of the front and the extreme depth of the side give a frame essentially of ungainly proportions. Yet since there are many narrow lots, narrow houses are inevitable. Here in plan 6-F-19, the designer, by the careful massing of the roof planes, and the insertion of dormers at just the right places, has given us a contour of striking individuality. He has given the house further vivacity by a happy use of contrasting materials.

In a house designed for a narrow lot, the plan necessarily must be somewhat long, with the rooms in line, one behind the other. Here a distinct advantage has been made of this necessity. Living room, dining room, and porch, placed in line, are separated by wide openings, forming one long vista, which at once increases the apparent size of the rooms and gives a pleasant architectural effect.

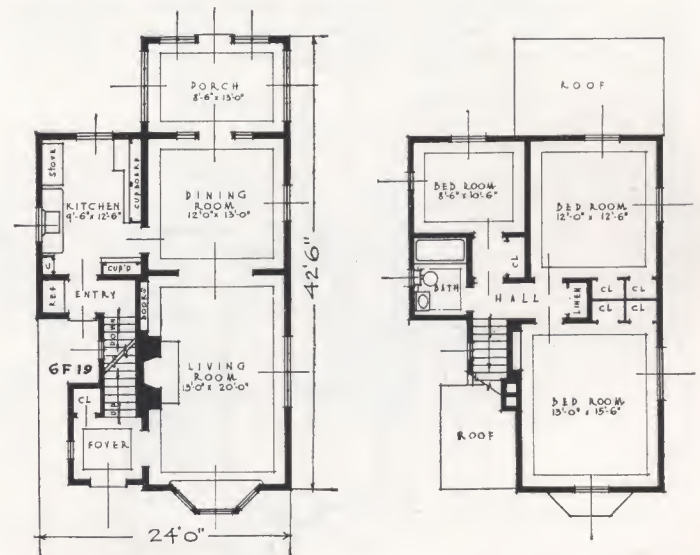
The kitchen, stairway, and entrance hall are placed at the side, and skillfully arranged with respect to each other. The chimney with its back placed against the stair wall is unusual. The advantage, though, is obvious, for it reserves more outside wall for casement windows.

CONSTRUCTION: Wood frame, exterior finish stucco and wide siding, roof of shingles, metal or wooden sash. In the finish of the walls, the combinations of textures and colors of the various mate-

rials is of utmost importance. The stucco should have a fairly smooth surface, and it may have one of a number of tints—warm gray, light buff, or the faintest pink.

DESIGNED TO FACE: West or south. Plans may be reversed for other facings or to take advantage of peculiarities of site.

LOT SIZE: Approximately 35 feet.





Design No. 6-B-26-A

A Decidedly Practical English Type

FEATURES of the exterior of design 6-B-26-A are: Extensive use of brick on four sides of the house to level of window sill, with stucco finish above; ornamental outside chimney adjoining entrance; casement windows throughout; paved terrace at side; bay window in kitchen; attached garage incorporated within house; in design 6-B-26 a sleeping porch occupies this space.

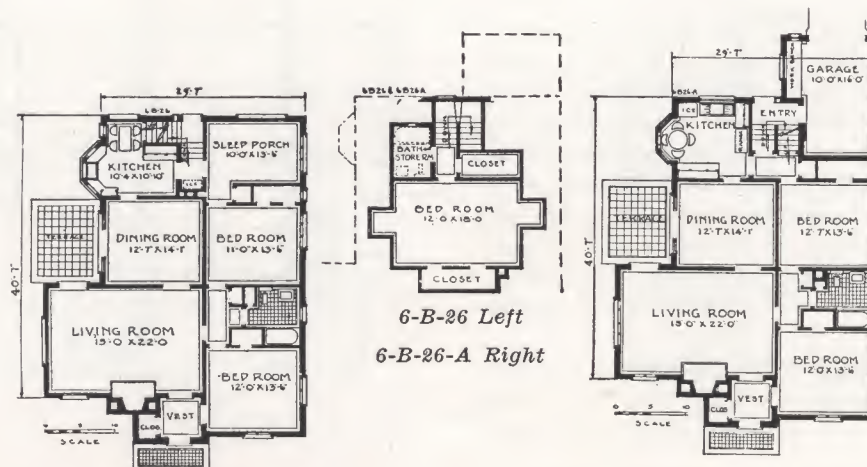
Features of the interior are: Brick floor in entry; coat closet; fireplace with stone and brick or tile facing; double French doors opening on terrace from living and dining rooms; in dining room practically one whole wall of glass; breakfast nook in kitchen; two bed-

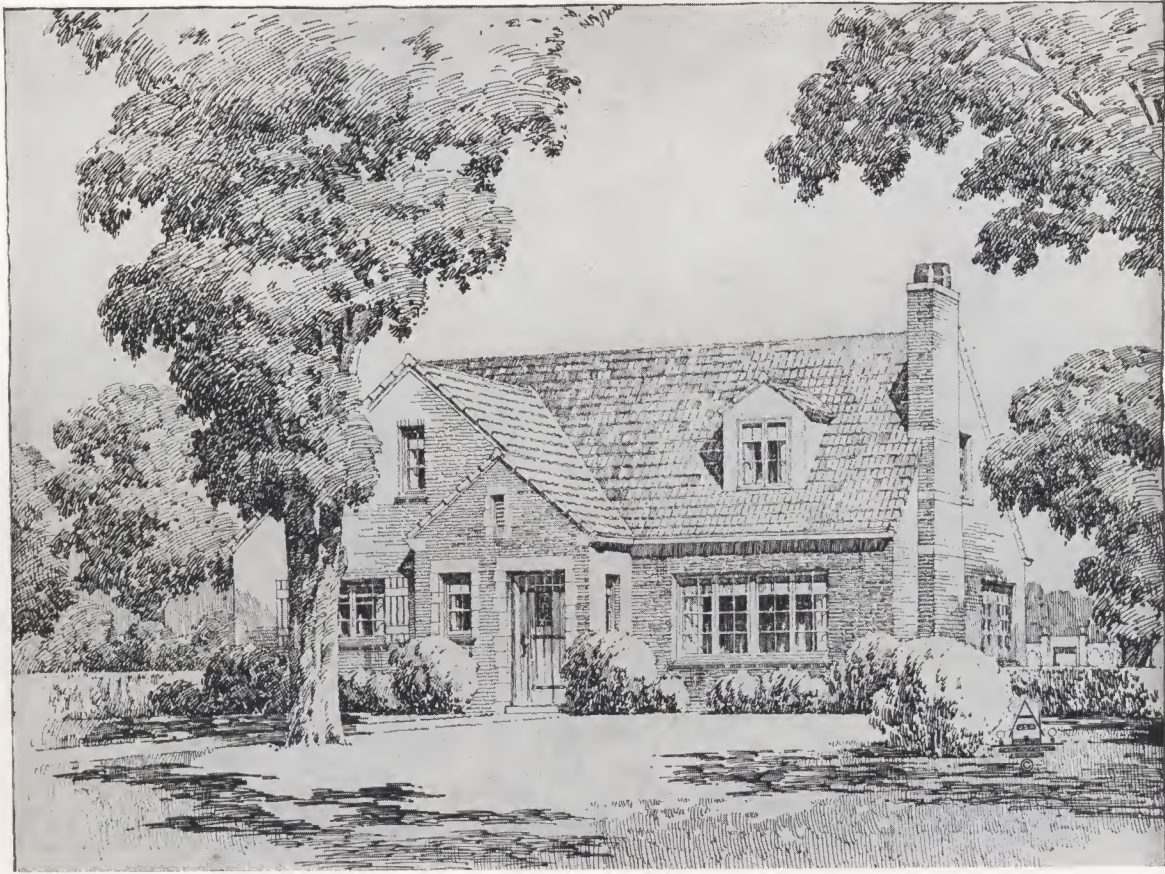
rooms on first floor; linen closets in hall and bath; tub located in arched recess; large bedroom on second floor with space for storage or second bath; grade entry adjoining kitchen with stairs to basement laundry, storage, heater and fuel rooms in basement, not excavated under front portion of house. In building the working drawings must be followed closely to achieve the most desirable results.

CONSTRUCTION: Solid brick or hollow tile walls, brick trim, stucco exterior finish; roof of slate or shingles.

FACING: Designed to face north or east.

SIZE OF LOT: Approximately 50 feet.





Design No. 5-K-10

A Pleasing English Adaptation

A PLEASING adaptation of an English cottage, the features of which are: Richly colored brick walls; stone trim; casement windows with wood sash throughout; low walls and broad gables giving attractive form and massing; massive outside chimney; outside entrance to basement in cemented area at rear.

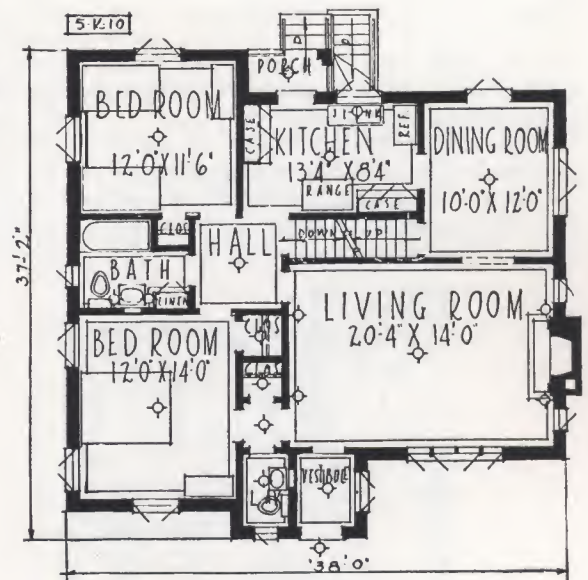
Features of the interior are: Vestibule; coat closet and lavatory with tile floor and wainscot in adjacent hallway; fireplace; French doors opening from dining room at rear; two bedrooms and bath with tile floor and wainscot grouped about rear hall; front bedroom directly accessible to vestibule; attic with space for two bedrooms.

The exterior is outstandingly interesting in appearance, the interior is comfortable and livable. As a five room bungalow it offers ample accommodations for the small family, but there is additional space on the second floor sufficient for two bedrooms. Thus the family of larger size will also find it adequate.

CONSTRUCTION: Solid brick walls, roof of slate, tile, or asphalt shingles.

FACING: Designed to face south or west. May be reversed for other facings or to take advantage of peculiarities of site.

SIZE OF LOT: Approximately 50 feet.



FLOOR PLAN



Design No. 6-F-10

English Georgian House

THE house presented here has been developed in the English Georgian manner, with a formality quite out of the ordinary in a house of this size. The long windows, with their wrought iron railings in front are extremely pleasing in effect, as is the beautifully proportioned entrance with its handsome lanterns and graceful iron railing at either side. The gambrel roof, broken with its three slightly arched dormers, is an attractive feature, and the house as a whole is strikingly effective.

Because of the rather rich style of the period, the first floor plan is designed with a formality usually found only in homes a great deal larger. The door opens directly into a small reception hall. Immediately opposite, a narrow arched opening reaching to the ceiling affords a view of a portion of the stairway and the railing

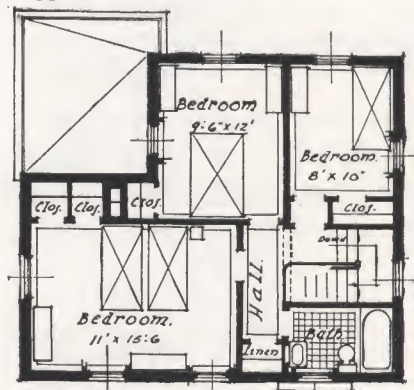
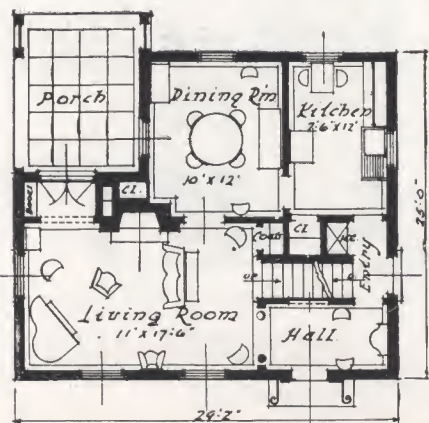
with its graceful, slender balusters.

The long windows which add so to the appearance of the house on the exterior, also add greatly to the beauty of the living room. Although double hung, they extend to within six inches of the floor in the true Georgian manner. The fireplace is of simple design, somewhat on the order of our Colonial fireplaces, and quite in keeping with the formality of the room. French doors open onto the rear porch, and at one side of them are built-in bookshelves.

CONSTRUCTION: Brick veneer on frame, shingle roof, double hung windows.

FACING: Designed to face south or east. Reverse plans may be secured for other facings.

LOT SIZE: Approximately 40 feet.





Design No. 5-K-7

The Cottage in Brick

FEATURES of the exterior of design 5-K-7 are: Ornamental outside chimneys; projecting gable above entrance finished in rough siding and supported on wooden brackets.

Features of the interior are: Entrance hall with coat closet; open stairway; fireplace with open bookshelves at one side, inclosed cupboard opposite, mantle shelf extending across entire end of room; two large bedrooms, one with outside exposure on three sides.

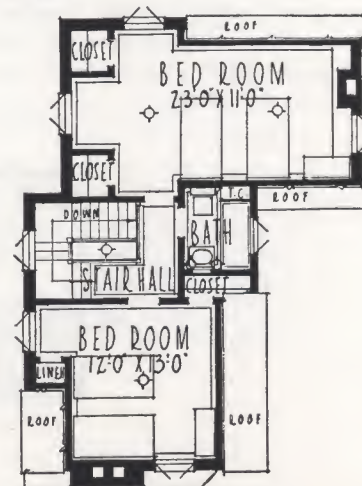
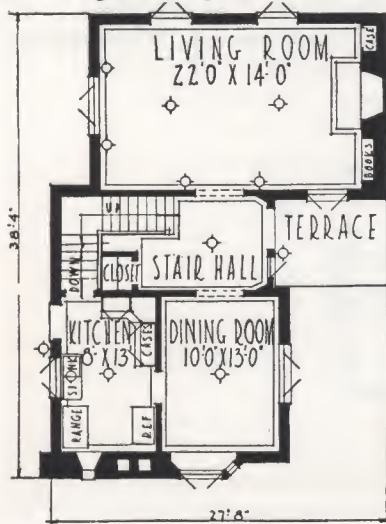
Although this design is modern and American, certain features borrowed from the English cottage give it a quaint, picturesque

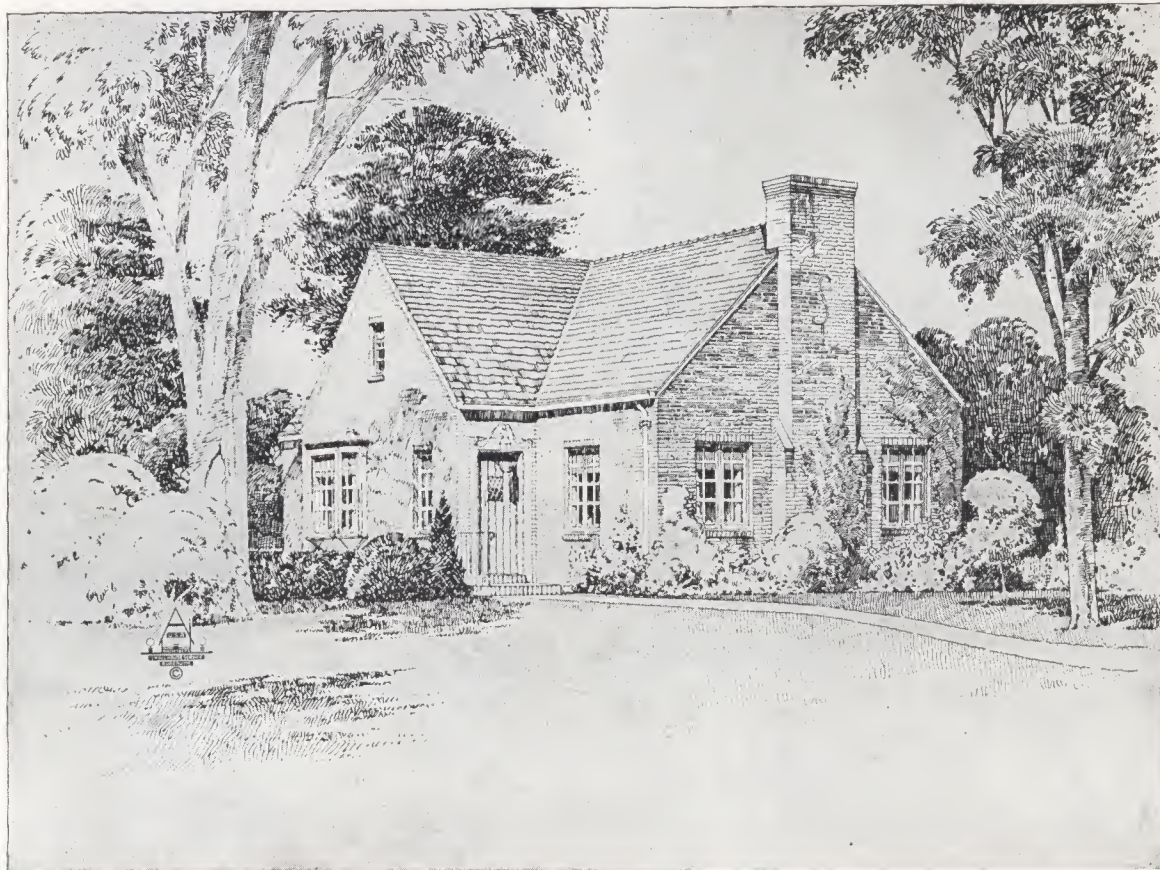
appearance that will make it stand out pleasingly.

CONSTRUCTION: Brick veneer walls, exterior finish in gable ends half timber and siding, shingle roof.

FACING: Should be faced to take advantage of prevailing winds and peculiarities of site.

SIZE OF LOT: With wide side toward street (as shown in perspective) a lot approximately 50 feet in width will be required; with narrow end toward the front as shown by the plans, approximately 35 feet will be sufficient.





Design No. 5-K-6

Suited to the Wide or Narrow Lot

FEATURES of the exterior of design 5-K-6 are: Broad outside chimney dominating front of house; recessed entrance with low stoop and wrought iron railing; casement windows; bay window in dining room; gabled roof unbroken by dormers; close cornice.

Features of the interior are: Vestibule with tile floor; coat closet; entrance hall with plaster archways opening to living and dining rooms; fireplace of Colonial design; corner cupboards flanking bay window in dining room; two bedrooms; bath room with tile floor and wainscotting; linen closet; storage space in attic reached by stairs from hall; entrance to basement from rear hall and from outside steps in cemented area at rear.

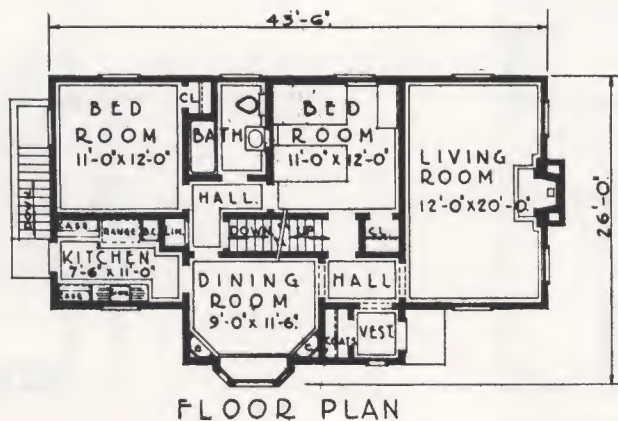
This is a clean-cut story-and-half house whose materials of construction and narrow width adapt it to the closely built-up neighborhood of narrow lots.

The living room is of comfortable size, with outside exposure on three sides and excellent wall spaces. The bedrooms are admirably arranged to insure quiet and privacy, although accessible from all portions of the house.

CONSTRUCTION: Brick veneer walls, roof of shingles or slate.

FACING: Designed to face north or west.

SIZE OF LOT: Approximately 35 feet if faced as shown in perspective.





Design No. 5-K-8

Five Room Economical Plan

THE combination of doorway and chimney has an irresistible charm. Probably no other combination of the elements that are important in small house architecture do so much to express the idea of home as these do.

This design, 5-K-8, is based on a fine plan which has in it the qualities that are essential to housekeeping economies. Waste spaces have been eliminated, rooms placed where they should be. There is privacy for the bedrooms and bath.

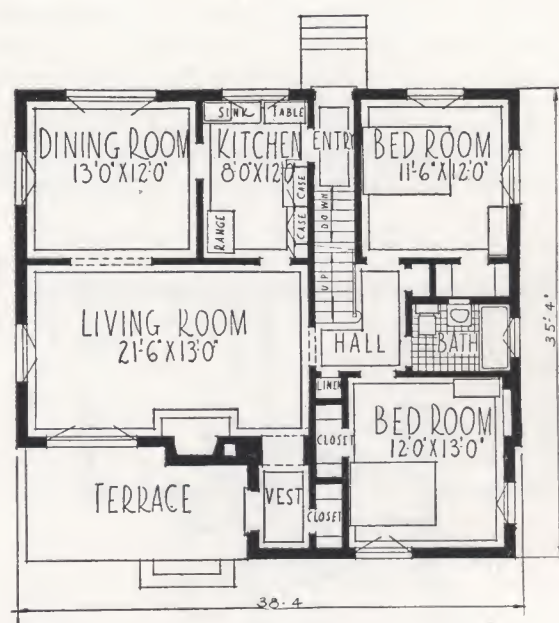
With a house such as this, where the roof must be high to materialize the best qualities of the architecture, much space is gained in the attic. So we have here a stairway leading to this attic space, where there may be additional rooms.

The exterior speaks for itself—pleasant combination of brick and wood—brick walls, wooden beams and shutters about the windows, rough siding in the gable end. The front terrace, covered with a colorful awning, will make a pleasant place to rest and will lend additional vivacity to the design.

CONSTRUCTION: Brick veneer walls, roof of shingles or slate.

FACING: Designed to face south or east.

SIZE OF LOT: Approximately 50 feet.





Design No. 6-D-12

Brick House with Studio Living Room

THIS house design, 6-D-12, shows an unusual arrangement that will appeal to many. By far the most striking feature is the large living room, a so-called studio living room. The ceiling goes high. There are no rooms over it, and its height is further increased by having the floor at a level generally below that of the remainder of the first story. Two steps bring us down from the level of the dining room and entry to this living room level. The sketch of the corner of the room showing the fireplace, stairway, plaster arch to the rear of the house, and the beamed ceiling tells its own story.

To many people a feature of almost equal importance will be the bedroom on the first floor, with its attached and completely equipped bathroom.

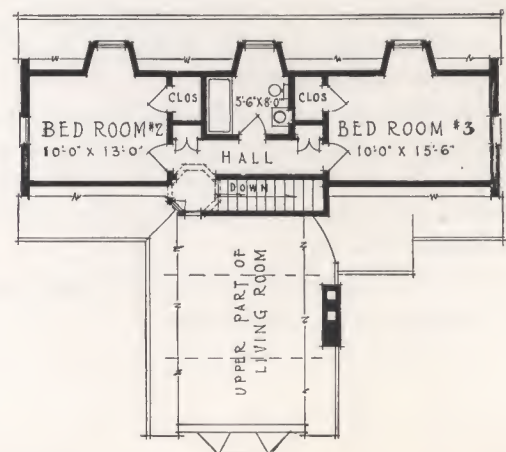
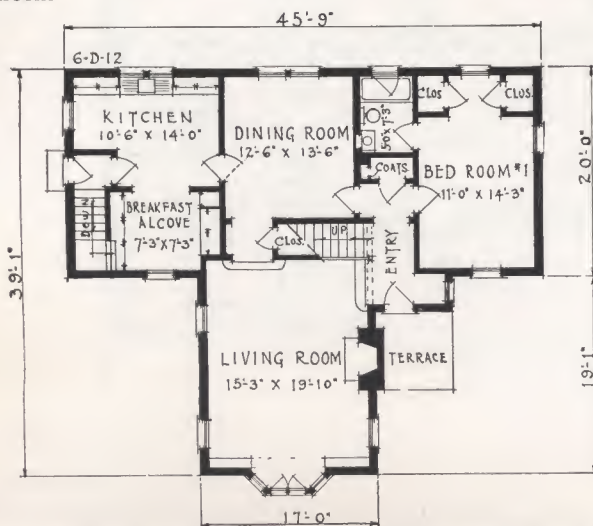
The arrangement of the kitchen is also interesting, particularly as to the breakfast alcove. This is large enough to accommodate a brightly painted table and separate chairs.

In the second story two bedrooms with abundant closet space and the usual bathroom complete the arrangements. The cupola window at the head of the stairway insures light here and adds another detail of interest and charm.

CONSTRUCTION: Brick veneer, roof of shingles or slate.

LOT SIZE: Approximately 60 feet.

FACING: Should be managed so as to take advantage of light and prevailing winds and peculiarities of the site. It may be reversed.





Design No. 6-F-5

Beautiful Roof Lines in English Manner

THE English people in long centuries past built houses with frames of heavy wooden timbers; these they fastened together with wooden pins. Between the great timbers they filled in masonry and plaster and called it "half timber" construction. This had picturesque qualities of a decided order.

Today we use half timber work, but not in the old manner. With us the wooden areas are likely to be nothing more than boards that are put upon the wall after it is built. These strips of wood alternating with wider expanses of stucco give to the wall a character that befits domesticity. It is a homey wall.

Here is a design, 6-F-5, in the modern half timber style, bearing many other marks that are essentially English. One of its most characteristic notes is the roof. This, as will be seen, is something more than an assembly of pitched planes with which we ordinarily crown our homes, for this roof expresses in a very essential way the idea of protection from the elements, a shelter. Perhaps we might

call this a house with a roof—and it is truly a beautiful one. It has intimate qualities befitting small house architecture.

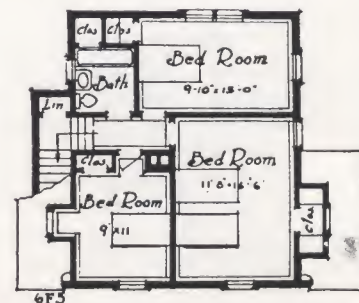
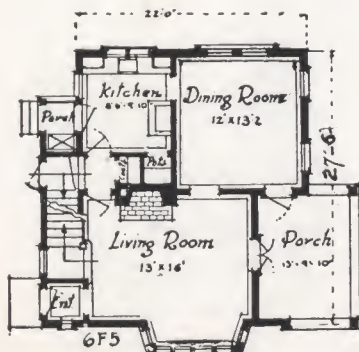
In all these respects this design keeps pace with its English precedent, but the plan is American. The whole house is American for that matter. Essentially the plan is of a six room house with three bedrooms and an open porch. Even the most casual study will show that there is nothing stereotyped or usual about the arrangement.

The kitchen is replete with conveniences that will effect economics in labor. There is abundant storage space, including a pot closet. The refrigerator is on a porch at the side. The grade entrance leads to rear entry and basement stairway.

CONSTRUCTION: Frame with a finish of stucco and modern half timber work.

LOT SIZE: Approximately 40 feet are required.

FACING: Planned to face south or west. May be reversed for other facings.





Design No. 5-D-29

An English Cottage of Distinctive Design

ENGLISH cottages are springing up everywhere. There is a good reason for it. These houses are quiet, dignified, and have a quality of intimacy and charm that is especially suitable for domestic buildings. We do well to make the most of them.

The design shown here, 5-D-29, is distinctly in the English character. Our architects have worked it out in such a way that it has a high degree of individuality. One does not see houses like this in all our streets. We wish there were more of them. Undoubtedly the character of this house comes about from the way in which the plan elements are massed—the shape of the walls, and particularly the contour of the roof.

But this effect does not come first by making an interesting exterior. In order to be sound architecture, it must first of all have a good plan. This one is unusual in the fine accommodations which it affords. It is unusual also in the way in which the rooms turn on each other, the exposures which are given them.

For example, the dining room is placed at the front, as is also the kitchen and its service yard. The living room is given a more private setting with a view at the side through broad casement windows and to the rear over a paved terrace or porch. Any part of the terrace may be enclosed. Glazed in it would make a handsome sun parlor.

The kitchen, dining room and living room which comprise the living quarters of the house are entirely separate from the sleeping quarters, which are reached through a hall to the rear. The position of this hall is a mark of good planning.

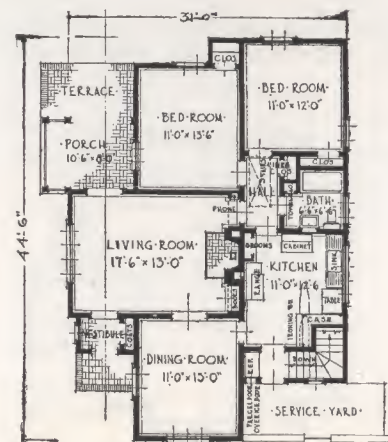
The main entrance and the service entrance are widely separated, and each is so treated that there can be no mistake as to which is the principal entrance of the house. The screening of the service entrance and yard assures the necessary degree of privacy. One can easily visualize the convenience of this kitchen entrance in which is placed the refrigerator and the stairway to the basement.

In the kitchen the equipment is generous and properly arranged for kitchen work. The bedrooms are large, have cross ventilation and proper storage space. In the hallway is an additional linen closet. In the ceiling of the hall is arranged a folding stairway, which when in place disappears into the ceiling. On account of the high roof, which is largely responsible for the character of this house, there is an extremely fine attic. The folding stair gives convenient access to this space.

CONSTRUCTION: Wood frame, exterior finish, stucco, metal casement sash. Wood casement sash may be used if desired.

LOT SIZE: Approximately 45 feet.

FACING: Especially designed for east or south facing. Reversed prints may be secured for other exposures.



The Cost to Build the Houses Appearing in this Book

Please Read Carefully

Endorsements

I have looked into the work of The Architects' Small House Service Bureau, with its divisions and branches, and have examined its organization and incorporation papers. The complete plans, specifications, documents and bills of materials, with the designs worked out for local conditions and to use stock materials and eliminate waste, materially simplify home building problems. The form of control by the American Institute of Architects should guarantee a high standard of service. It gives me pleasure to endorse this work and to assure you that the Department of Commerce will do all it can to co-operate with the Institute and the Bureau.

HERBERT HOOVER,
Secretary, Dept. of Commerce,
United States Government.

The Architects' Small House Service Bureau idea originated in and is approved by the American Institute of Architects, and in order that the development of the idea may retain the character of a professional service and be prevented from assuming the character of purely commercial undertaking, the organization of the Bureau involves a certain control of its policies by the Institute.

"This control exists solely through the right of the Institute to appoint a majority of the Directors of the Bureau, such appointees being able thereby to impose policies consistent with the expressed wishes of the Institute.

"The approval of such policies does not carry with it any interest in or approval of any specific acts of the Bureau in the development of its operation, nor any financial interest or control whatever.

"The approval of the Bureau by the Institute means:

"(a) That it approves the idea only.

"(b) That it assumes no responsibility for the designs, plans, specifications or other service of the Bureau any more than it assumes responsibility for the service of individual members of the Institute.

"(c) That it assumes no responsibility for nor does it in any way presume to endorse any organization with which the Bureau may do business, nor any type or types of building construction or materials involved in houses designed by the Bureau.

"The Board looks upon an architect's work in the Bureau as primarily a contribution to the improvement of the small house architecture of this country, involving houses of not more than six primary rooms."

THE AMERICAN INSTITUTE
OF ARCHITECTS
Board of Directors



Trade Mark Registered

AS A PROSPECTIVE home builder you are concerned with costs. You want to know exactly how much your home is going to cost before you build, even before you spend money for plans.

Building costs depend upon local markets, the quality of the materials selected, the finish and equipment that go into the house, and the contractor who builds it. Variations of as much as 30 per cent in the cost of houses built from the same plans in the same city frequently occur.

Broad general estimates of cost can be given you by the Bureau for the houses appearing in this book, but it is impossible to give accurate figures. No amount of guessing by the most expert guessers will give you the information you must have. The only way to find out is to have contractors submit proposals to build, based on the actual working drawings and specifications of the house.

The Architects' Small House Service Bureau is prepared to help you obtain these building costs. Any Bureau plan may be obtained for inspection and estimating for a period of 15 days, with the privilege of returning the plans if you decide that you cannot afford to build. A fee of \$5.50 is charged for this inspection and estimating privilege. If documents are worn or soiled, a small replacement charge is required in addition to the \$5.50 fee.

The method of obtaining Bureau plans for inspection and approval is as follows: You are asked to deposit the original cost of the documents based upon the service charge of \$6.00 per principal room. Add 50c more for packing and postage. Thus, the charge in connection with a five-room house is \$30.50. Your check or money order for the full amount is deposited and held during the 15-day inspection and estimating period. If the drawings are returned in good condition, \$5.50 is deducted to cover the inspection and estimating fee and the balance returned to you. Thus, for a very small fee you are able to inspect the plans, obtain building costs and decide whether you wish to build or not. If the drawings are retained the transaction is complete and the original deposit covers the cost of plans.

Complete statements covering Bureau service have been published under the titles of "Our Answers to Questions Home Builders Ask" and "Building Value Into Your Home." Copies will be forwarded upon request. Please direct your communication to the organization whose name appears upon the front cover of this book.



The organization responsible for the plans appearing in this book; namely, The Architects' Small House Service Bureau, is the only agency of the kind in the United States endorsed by the American Institute of Architects and by the United States Department of Commerce.

The Architects' Small House Service Bureau, Inc.

National Headquarters

1200 Second Ave. So., Minneapolis, Minnesota

Digitized by:



ASSOCIATION
FOR
PRESERVATION
TECHNOLOGY,
INTERNATIONAL

www.apti.org

BUILDING
TECHNOLOGY
HERITAGE
LIBRARY

<https://archive.org/details/buildingtechnologyheritagelibrary>

From the collection of:

Jim Draeger